



THE
A-TEAM

**RE/MAX
FIRST**

23 BAYSPRINGS Way, Airdrie T4B 0B2

MLS® #: **A2203583**

Area: **Baysprings**

Listing Date: **03/21/25**

List Price: **\$529,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,637

Year Built:

2015

Low Sqft:

Lot Information

Ttl Sqft:

1,637

Lot Sz Ar:

3,462 sqft

Lot Shape:

DOM

15

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,Lawn,Rectangular Lot Driveway,Garage Faces Front,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer

Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 11`1"	Kitchen	Main	11`2" x 8`4"
Dining Room	Main	10`1" x 6`1"	Den	Main	13`0" x 9`6"
Laundry	Upper	5`6" x 3`9"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`9" x 12`1"	4pc Ensuite bath	Upper	
Bedroom	Upper	10`10" x 9`2"	Bedroom	Upper	10`0" x 9`2"
Bonus Room	Upper	13`7" x 10`6"	4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510077

Zoning:
R2

Remarks

Pub Rmks:

Welcome to Baysprings Way! This 1600+ sq. ft. attached home boasts an open layout, front attached garage, large yard and separate side entrance for the basement. The main floor features a spacious front entry, 9ft ceilings, wide plank laminate flooring throughout, family room with gas fireplace and kitchen with modern cabinetry, quartz counter tops, stainless steel appliances, island with raised eating bar, corner pantry and eating area. The powder room and "flex room" (perfect for a home office, kids play area or dining room) complete the main level. Upstairs includes the large primary bedroom with vaulted ceilings, walk in closet, ensuite with soaker tub and separate shower, 2 additional bedrooms, the main bathroom, laundry room and a central bonus room. The undeveloped basement has a separate side entrance (ideal for a separate suite subject to approval and permitting by the city) and has 2 good sized windows. The West backyard is huge, private and has a deck. Located on a quiet street and close to schools, parks and all of the amenities that Airdrie has to offer!

Inclusions:
Property Listed By:

**garage door opener and 1 remote, all window coverings
RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











